

PHA Plans

Streamlined 5-Year/Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2008- 2012

Streamlined Annual Plan for Fiscal Year 2008

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Pennington County Housing
and Redevelopment Commission

PHA Number: SD045

PHA Fiscal Year Beginning: 04/2008

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 500
Number of S8 units: 1234

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2008 - 2012

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
To assure the availability of adequate, affordable housing to the low-income citizens of our community through the responsible administration of assistance programs, and the promotion of personal responsibility and economic self-sufficiency of our clients.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
 1. Acquire additional land for future development.
 2. Apply for additional vouchers that may become available for the homeless, disabled, or other targeted populations.
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing: Replace ten units of public housing
demolished under HUD approved demolition plan.
- Provide replacement vouchers:
- Other: (list below)
 1. Achieve High Performer Status – Public Housing
 2. Achieve High Performer Status – Section 8

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: Explained at Section 8 Briefings.
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Maintain a voucher homeownership program: A voucher homeownership program
has been implemented, with a goal of increasing participation to 25 families by
March 31, 2009.
- Implement public housing or other homeownership programs:
- Maintain public housing site-based waiting lists: (Has been implemented)
- Convert public housing to vouchers:
- Other: (list below)
 1. Maintain a policy of incentive transfers for public housing residents.

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public
housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring
access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly,
persons with disabilities)
- Other: (list below)
 1. Work closely with local law enforcement agencies to provide crime prevention
activities including additional police patrols and community policing efforts in
public housing developments.
 2. Work with local law enforcement agencies to provide for the exchange of
information to aid in applicant screening, lease enforcement, and local law
enforcement efforts.

2. Maintain an agreement with local law enforcement agencies to allow for occupancy of public housing units by police officers.
The Pennington County Housing and Redevelopment Commission currently has agreements for police officers to occupy a Public Housing unit in projects SD06P045005/6 and SD06P045009. Special flat rents for these units have been established. The PCHRC will work with law enforcement agencies in the coming year to better define the expectations of officers participating in this program.
4. Implement a policy banning smoking in PCHRC high-rise units.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
1. Seek to make additional services available to residents of Public Housing developments for the elderly and disabled.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
1. Provide PHA staff with adequate training in the areas of Equal Opportunity, Fair Housing, and Reasonable Accommodations.

Other PHA Goals and Objectives: (list below)

Goal: Maintain an efficient and capable team of employees who are willing and able to perform their duties to the highest professional standards.

Objectives:

1. Strive to maintain an attractive work environment and competitive wage and benefit package in order to attract and retain high quality employees.
2. Provide adequate training, both in-house and through outside sources, to give employees the necessary skills to excel in their duties.

Goal: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Objectives:

1. Have no significant audit findings.

Goal: Operate so that income exceeds expenses every year.

Goal: Enhance the image of public housing in our community.

Objectives:

1. Maintain all public housing units to standards that meet the surrounding neighborhood.
2. Respond to all complaints or concerns from local government of the citizens of our community within 48 hours.

Goal: Implement Project Based Accounting and Asset Management within the Public Housing program, in accordance with HUD regulations.

Goal: Develop a comprehensive Disaster Plan for all PCHRC properties.

Streamlined Annual PHA Plan

PHA Fiscal Year 2007

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)
 - Attachment A:** Analysis of Site-Based Waiting Lists.
 - Attachment B:** Statement of Progress in Mission and Goals
 - Attachment C:** Summary of Comments from residents, the Resident Advisory Panel and the public

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	353		292 Vouchers
Extremely low income <=30% AMI	220	62%	
Very low income (>30% but <=50% AMI)	133	38%	
Low income (>50% but <80% AMI)	0	0%	
Single Families	46	13%	
Families with children	242	69%	
Elderly families	17	5%	
Families with Disabilities	48	14%	
Race - White	166	47%	
Race - Black	7	2%	
Race - Indian/Alaskan	171	48%	
Race - Asian	2	1%	
Race - Undisclosed	7	2%	
Ethnicity - Hispanic	13	4%	
Ethnicity - Non Hispanic	333	94%	
Ethnicity - Undisclosed	7	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	241		137
Extremely low income <=30% AMI	183	76%	
Very low income (>30% but <=50% AMI)	49	20%	
Low income (>50% but <80% AMI)	9	4%	
Single Families	4	2%	
Families with children	194	80%	
Elderly families	10	4%	
Families with Disabilities	33	14%	
Race - White	100	42%	
Race - Black	3	1%	
Race - Indian/Alaskan	133	55%	
Race - Asian	2	1%	
Race - Not Assigned	3	1%	
Ethnicity - Hispanic	9	4%	
Ethnicity - Non Hispanic	229	95%	
Ethnicity - Not Assigned	3	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	45	19%	53
2 BR	143	59%	17
3 BR	47	20%	35
4 BR	6	2%	8
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

We will seek to acquire land for future development of affordable housing and will seek to acquire or develop additional housing units based on needs or opportunities that may arise. We will apply for any additional Section 8 assistance that becomes available. These strategies have been adopted for the following reasons. Affordable building sites are difficult to find in the Rapid City area. Prices continue to rise. We feel that it is vital that acquire property now in order to allow for future development. Acquiring existing rental properties is an alternative to developing new units. Applying for Section 8 assistance is not dependent on locating or financing additional property and provides flexibility in addressing the housing needs of our community.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -

- finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 1. Submit applications for special purpose vouchers.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working (Public Housing only)
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they

- become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. In accordance with the PCHRC Policy on Expanding Housing Opportunities, the following census tracts have been identified as areas of poverty or minority concentration:
Census Tract 010300
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$1,127,164	
b) Public Housing Capital Fund	716,327	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,947,097	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	130,115	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,090,992	Public Housing Operations
4. Other income (list below)		
Excess Utilities	11,165	Public Housing Operations
Interest Income	150,000	Public Housing Operations
Tenant Charges	92,258	Public Housing Operations
Non-Dwelling Rentals	30,000	
4. Non-federal sources (list below)		
Cellular antenna lease	24,000	
Total resources	10,319,118	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe) Upon receipt of application

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other: Debts to PHA,s
Ability to obtain utility service.

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
 PHA development site management office
 Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.
Yes

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
		SEE		
		ATTCHMENT A		

2. What is the number of site based waiting list developments to which families may apply at one time? 7 (Applicants may apply for any list(s) for which they are eligible, or “first available unit”.)

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 2

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 7

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
 If yes, how many lists? 7
 May select any list(s) of “First Available Unit”

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists

- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 - Over-housed
 - Under-housed
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
- Incentive transfers – per policy**
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

HA Code: SD045

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

1. Preference will be given to elderly or disabled applicants for the following public housing developments: **SD06P045001, SD06P045003, & SD06P045007**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
Preference will be given to elderly or disabled applicants for the following public housing developments: **SD06P045001, SD06P045003, & SD06P045007**

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the de-concentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
SD06P045002 (Below avg. income)	50		Planned Capital Improvements
SD06P045004 (Below avg. income)	24		Planned Capital Improvements Additional amenities
SD06P045010 (Above avg. income)	25	Scattered Site Project	No action planned Additional amenities

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors):
 Other (list below)
1. Debts owed to PCHRC of other PHA's

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)
1. Names & addresses of former landlords upon request (If available)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Documentation of reasonable effort to locate a unit or extenuating circumstances preventing applicant from searching.

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)
1. Individuals and families participating in The Cornerstone Rescue Mission's transitional housing program.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2 Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
Individuals and families participating in The Cornerstone Rescue Mission’s transitional housing program.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
Contact with advocacy groups and non-profit organizations working with the targeted population.

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
HUD published Fair Market Rents

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket

- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
 - 1. Available funding

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

LaCrosse Street Apartments:

Ten units of Public Housing on LaCrosse Street in Rapid City have been demolished. It is intended that they will be rebuilt on the same site. Capital Funds and/or other sources will be utilized.

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: None
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 25

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

Participation in a PCHRC assistance program for at least one year prior to exercising homeownership option.

c. What actions will the PHA undertake to implement the program this year (list)?

Continued administration. Program has already been implemented. Outreach will be conducted to increase participation.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2006 - 2011. See Attachment B

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

Substantial deviations or significant amendments of modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below: **See Attachment C**

b. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)
See Summary of Residency Comments – **Attachment C**

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Sherry Nalls**

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

Five year term expiring on March 15, 2010

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: **March 15, 2008**

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Pennington County Commission**

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

**Consolidated Plan jurisdiction: City of Rapid City, South Dakota
State of South Dakota**

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

(4) (Reserved)

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section <u>20</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pennington County Housing and Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$71,633			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$53,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$31,000			
10	1460 Dwelling Structures	\$492,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$61,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$7,694			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$716,327			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$31,000			
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Pennington County Housing and Redevelopment			Grant Type and Number Capital Fund Program Grant No: SD06P04550108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SD06P045002	Air conditioner sleeves	1460	40 units	\$38,000				
SD06P045002	Washers and Dryers	1465.1	40 units	\$40,000				
SD06P045004	Exterior renovations	1460	24 units	\$235,000				
SD06P045004	Fencing	1450	1 site	\$31,000				
SD06P045004	Washers and Dryers	1465.1	24 units	\$21,000				
SD06P045007	Closet and pantry doors	1460	56 units	\$101,000				
SD06P045008	Carpeting	1460	3 Bldgs.	\$70,000				
SD06P045010	Garages and exterior renovations	1460	2 units	\$36,000				
SD06P045010	Heating system replacement	1460	5 units	\$12,000				
PHA-Wide	A/E fees	1430	PHA-Wide	\$53,000				
PHA-Wide	Administration	1410	PHA-Wide	\$71,633				
PHA-Wide	Contingency	1502	PHA-Wide	\$7,694				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Pennington County Housing and Redevelopment Commission			Grant Type and Number Capital Fund Program No: SD06P04550108 Replacement Housing Factor No:				Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SD06P045002	03/31/2010			03/31/2011			
SD06P045004	03/31/2010			03/31/2011			
SD06P045007	03/31/2010			03/31/2011			
SD06P045008	03/31/2010			03/31/2011			
SD06P045010	03/31/2010			03/31/2011			
PHA-Wide	03/31/2010			03/31/2011			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pennington County Housing and Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$69,000		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$134,000		15,076.83	6,325.85
10	1460 Dwelling Structures	\$387,000		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$50,000		0.00	0.00
20	1502 Contingency	56,327.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	716,327.00		15,076.83	6,325.85
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$32,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$45,000			
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Pennington County Housing and Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SD06P045001	Electronic Lock System	1460	2 Bldg.	\$30,000		0.00	0.00	
SD06P045001	Landscaping and Concrete	1450	2 Sites	\$3,000		1,476.78	0.00	
SD06P045002	Debt Service – LaCrosse Street	1501	10 units	\$50,000		0.00	0.00	
SD06P045002	Landscaping and Concrete	1450	50 units	\$5,000		4,992.20	0.00	
SD06P045003	Automatic Door Openers	1460	1 Bldg.	\$12,000		0.00	0.00	
SD06P045003	Public Restroom Remodel	1460	2	\$20,000		0.00	0.00	
SD06P045004	Landscaping and Concrete	1450	24 units	\$10,000		0.00	0.00	
SD06P045005/6	Landscaping and Concrete	1450	48 units	\$3,000		0.00	0.00	
SD06P045007	Electronic Lock System	1460	1 Bldg.	\$15,000		0.00	0.00	
SD06P045007	Curb and Gutter – Parking Lot	1450	1 Site	\$6,000		0.00	0.00	
SD06P045007	Landscaping and Concrete	1450	1 Site	\$3,000		0.00	0.00	
SD06P045008	Drainage Improvements	1450	1 Site	\$5,000		2,282.00	0.00	
SD06P045008	Sprinkler System Improvements	1450	1 Site	\$3,000		6,325.85	6,325.85	
SD06P045008	Landscaping and Concrete	1450	1 Site	\$5,000		0.00	0.00	
SD06P045009	Siding/Roofing/Door/Garages	1460	30 units	\$300,000		0.00	0.00	
SD06P045009	Landscaping & Irrigation System	1450	1 Site	\$85,000		0.00	0.00	
SD06P045009	Landscaping and Concrete	1450	1 Site	\$3,000		0.00	0.00	
SD06P045010	Roof Replacement	1460	5 units	\$10,000		0.00	0.00	
SD06P045010	Landscaping and Concrete	1450	25 units	\$3,000		0.00	0.00	
PHA-Wide	A/E Fees	1430		\$20,000		0.00	0.00	
PHA-Wide	Administration	1410		\$69,000		0.00	0.00	
PHA-Wide	Contingency	1502		\$22,798		0.00	0.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Pennington County Housing and Redevelopment Commission			Grant Type and Number Capital Fund Program No: SD06P04550105 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SD06P045001	03/31/2009			03/31/2010			
SD06P045002	03/31/2009			03/31/2010			
SD06P045003	03/31/2009			03/31/2010			
SD06P045004	03/31/2009			03/31/2010			
SD06P045005/6	03/31/2009			03/31/2010			
SD06P045007	03/31/2009			03/31/2010			
SD06P045008	03/31/2009			03/31/2010			
SD06P045009	03/31/2009			03/31/2010			
SD04506P010	03/31/2009			03/31/2010			
PHA-WIDE	03/31/2009			03/31/2010			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pennington County Housing and Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	75,000	68,200.00	68,200.00	68,200.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	50,000.00	53,318.00	12,210.55
8	1440 Site Acquisition				
9	1450 Site Improvement	129,000	129,000.00	129,000.00	129,000.00
10	1460 Dwelling Structures	385,948	493,368.00	208,412.99	208,412.99
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	50,000	0.00	0.00	0.00
20	1502 Contingency	22,850	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	682,798	740,568.00	458,930.99	417,823.54
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

PHA Name: Pennington County Housing and Redevelopment Commission		Grant Type and Number Capital Fund Program No: SD06P04550106 Replacement Housing Factor No:					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SD06P045003		6/30/08			06/30/10		
SD06P045002	06/30/08			06/30/10			
SD06P045005/006	06/30/08		06/30/06	06/30/10		09/30/06	
SD06P045009	06/30/08			06/30/10			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pennington County Housing and Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	17,155.47	17,155.47	17,155.47
8	1440 Site Acquisition				
9	1450 Site Improvement	144,000	33,000.00	33,000.00	33,000.00
10	1460 Dwelling Structures	582,000	708,340.53	708,340.53	708,340.53
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	2,496	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	758,496	758,496.00	758,496.00	758,496.00
22	Amount of line 21 Related to LBP Activities	30,000	30,000.43	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Pennington County Housing and Redevelopment Commission			Grant Type and Number Capital Fund Program No: SD06P04550105 Replacement Housing Factor No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SD06P045001	03/31/2007		09/01/07	03/31/2008		09/30/07	
SD06P045003	03/31/2007		09/01/07	03/31/2008		09/30/07	
SD06P045005	03/31/2007		09/01/07	03/31/2008		09/30/07	
SD06P045006	03/31/2007		09/01/07	03/31/2008		09/30/07	
SD06P045007	03/31/2007		09/01/07	03/31/2008		09/30/07	
SD06P045010	03/31/2007		09/01/07	03/31/2008		09/30/07	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Pennington County Housing and Redevelopment Commission				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013
	Annual Statement				
SD06P045001		\$223,000	\$161,000	\$200,000	\$55,000
SD06P045002		\$44,000	\$50,000	\$270,000	\$162,000
SD06P045003		\$31,000	\$137,000	\$0	\$56,000
SD06P045004		\$88,000	\$26,000	\$0	\$66,000
SD06P045005/6		\$55,000	\$53,000	\$0	\$40,000
SD06P045007		\$62,000	\$142,000	\$53,000	\$64,000
SD06P045008		\$0	\$0	\$64,000	\$49,000
SD06P045009		\$14,000	\$33,000	\$0	\$90,000
SD04506P010		\$82,000	\$0	\$0	\$39,000
PHA-WIDE		\$117,327	\$114,327	\$129,327	\$95,327
CFP Funds Listed for 5-year planning		\$716,327	\$716,327	\$716,327	\$716,327
Replacement Housing Factor Funds					

Attachment A

Pennington County Housing and Redevelopment Commission Assessment of Site-Based Waiting List Development Demographic Changes

March 31, 2000

	# Occupied	White		Black		Nat.Am.		Asian		Pac. Inland.		Hispanic		Non-Hispanic		Ave. Inc.
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	
ELDERLY - NORTH	55	49	89%	0	0%	6	11%	0	0%	0	0%	0	0%	55	100%	\$9,561
ELDERLY - SOUTH	96	88	92%	0	0%	8	8%	0	0%	0	0%	0	0%	96	100%	\$10,156
ELDERLY - WEST	103	96	93%	1	1%	6	6%	0	0%	0	0%	1	1%	102	99%	\$10,647
FAMILY - NORTH	66	25	38%	1	2%	38	58%	2	3%	0	0%	0	0%	66	100%	\$9,598
FAMILY - SOUTH	55	35	64%	0	0%	20	36%	0	0%	0	0%	3	5%	52	95%	\$12,549
FAMILY - WEST	49	23	47%	0	0%	25	51%	1	2%	0	0%	3	6%	46	94%	\$11,497
WALL	16	14	88%	0	0%	2	13%	0	0%	0	0%	1	6%	15	94%	\$11,903
Totals	440	330	75%	2	0%	105	24%	3	1%	0	0%	8	2%	432	98%	\$10,625

December 7, 2007

	# Occupied	White		Black		Nat.Am.		Asian		Pac. Inland.		Hispanic		Non-Hispanic		Ave. Inc.
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	
ELDERLY - NORTH	55	47	85%	1	2%	6	11%	0	0%	1	2%	2	4%	53	96%	\$10,569
ELDERLY - SOUTH	97	90	93%	1	1%	5	5%	1	1%	0	0%	3	3%	94	97%	\$11,848
ELDERLY - WEST	105	90	86%	4	4%	11	10%	0	0%	0	0%	1	1%	104	99%	\$12,730
FAMILY - NORTH	59	22	37%	3	0%	37	63%	0	0%	0	0%	2	3%	57	97%	\$8,610
FAMILY - SOUTH	53	32	60%	1	2%	20	38%	0	0%	0	0%	2	4%	51	96%	\$15,955
FAMILY - WEST	52	32	62%	1	2%	20	38%	0	0%	0	0%	2	4%	51	98%	\$15,045
WALL	28	28	100%	0	0%	0	0%	0	0%	0	0%	0	0%	28	100%	\$21,695
Totals	449	341	76%	8	2%	99	22%	1	0%	0	0%	12	3%	438	98%	\$12,941

Attachment B

Statement of Progress in Meeting Mission and Goals

- Goal:** Apply for additional rental vouchers.
Progress: The PCHRC applied for, and received the following additional Section 8 Vouchers in the past five fiscal years:
12 Units – 10/01/02
25 Units – 01/01/03
8 Units – 01/01/06
- Goal:** Acquire or build units or developments.
Progress: No additional units have been acquired or developed.
- Goal:** Acquire land for future development.
Progress: A 2.34 acre parcel was purchased in January, 2005. A 1.08 acre parcel was purchased in March of 2006. A 7 acre parcel was purchased in January 31, 2007.
- Goal:** Seek funding for Vouchers for the homeless, disabled, or other targeted populations.
Progress: No funding source has been identified.
- Goal:** Achieve High Performer status under PHAS and Achieve High Performer status under SEMAP.
Progress: The PCHRC has been designated a High Performer under PHAS and SEMAP.
- Goal:** Maintain a voucher homeownership program.
Progress: The PCHRC operates a Section 8 Homeownership program.
- Goal:** Maintain public housings site-based waiting lists.
Progress: Site-based waiting lists are in use.
- Goal:** Maintain a policy of incentive transfers for public housing residents.
Progress: Incentive transfers are available to public housing residents.
- Goal:** Increase participation in Section 8 Homeownership program to twenty-five families by March 31, 2009.
Progress: Participation in the Section 8 Homeownership program has been limited. Currently only six families are participating.
- Goal:** Work closely with local law enforcement agencies to provide crime prevention activities including additional police patrols and community policing efforts in public housing developments.
Progress: The PCHRC contracts with the Rapid City police department for additional patrol

of Public Housing developments and other crime prevention activities. Additional patrols of public housing developments are being conducted. Officers are assigned to all public housing developments as called for in the contract.

Goal: Work with local law enforcement agencies to provide for the exchange of information to aid in applicant screening, lease enforcement, and local law enforcement efforts.

Progress: The PCHRC and Rapid City police department work together very closely in this area. The PCHRC electronically submits names and Social Security numbers of all applicants and participants in its housing programs and arrest records are received. In addition, weekly reports of police activity in public housing developments are provided to the PCHRC by the police department. Follow-up reports are obtained as needed.

Goal: Develop an agreement with local law enforcement agencies to allow for occupancy of public housing units by police officers.

Progress: We allow for occupancy of Public Housing units by law enforcement officers. We currently have an officer residing in one of our Public Housing Developments. At various times law enforcement officers have resided in four PCHRC developments. Results have been mixed.

Goal: Develop a policy banning smoking in PCHRC units.

Progress: A policy banning smoking anywhere in the building, or within twenty feet of any entrance, has been implemented at project SD06P045001 (Jackson Heights & Valley View) and project SD06P045007 (River Ridge).

Goal: Seek to make additional services available to residents of Public Housing developments for the elderly and disabled.

Progress: Meetings were arranged to provide an explanation of the new medicare plan for the elderly and disabled. Arrangements were made to provide flu shots at elderly developments. Nursing students assisted with documentation of medical history of elderly and disabled residents (on site). Staff delivered holiday food baskets provided by the Salvation Army. Various other activities have been sponsored by the PCHRC.

Goal: Provide PHA staff with adequate training in the areas of Equal Opportunity, Fair Housing, and Reasonable Accommodation.

Progress: The PCHRC makes every attempt to keep current with these issues through the use of industry publications and contact with local advocacy groups. Staff attends training sessions when they are available locally.

Goal: Maintain an efficient and capable team of employees who are willing and able to perform their duties to the highest professional standards.

Progress: Every effort has been made to offer a competitive wage and benefit package to attract and retain quality employees. Salaries and benefits are monitored and

adjusted periodically. Training is provided to staff on a regular basis.

Goal: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Progress: The PCHRC is in compliance with all applicable standards and regulations, including all newly adopted generally accepted accounting practices. The last annual audit of PCHRC financial statements contained no significant audit findings.

Goal: Operate so that income exceeds expenses every year.

Progress: Income did not exceed expenses for the year. This was primarily due to the cost of remediating moisture and mold problems at Edwards Manor and Black Fox Manor.

Goal: Enhance the image of public housing in our community.

Progress: All public housing units have been kept up to neighborhood standards. All complaints from the public were responded to within 48 hours.

Goal: Develop a comprehensive Disaster Plan for all PCHRC properties.

Progress: Progress has been made on a comprehensive plan however it has not yet been completed.

Goal: Implement policies and procedures required by the Violence Against Women Act.

Progress: Policies and procedures have been implemented.

Attachment C

Summary of Comments from Residents, the Resident Advisory Panel and the Public

Comment: Automatic door openers are needed at Prairie Village.

Response: Automatic door openers, along with other accessibility upgrades are included in the 2007 Capital Fund plan, and will be completed in the coming year.

Comment: Window blinds in the units at Prairie Village need to be replaced.

Response: This will be included in the Operating Budget for the coming year.

Comment: High-rise toilets are needed at Prairie Village.

Response: Bathroom upgrades at Prairie Village are included in the five-year plan. Requests for high-rise toilets to accommodate disabilities will be addressed as received.

Comment: Additional handicapped parking spots are needed at Prairie Village.

Response: Prairie Village is required to have two handicapped parking spots under 504 regulations. Currently there are five spots designated as handicapped. No additional handicapped spots are planned at this time.

Comment: Additional change machines are needed in laundry rooms.

Response: Additional, or larger, change machines will be considered. If they are not added, the existing machines will be monitored more closely to ensure that they are operational.

Comment: Transportation to shopping, medical facilities, etc. is needed for residents who do not drive and do not have family or friends available to provide transportation. There was considerable support for this among the Resident Advisory Panel.

Response: The PHA Plan includes a goal of increasing services to residents in developments for the elderly and disabled. While the Plan does not specifically contemplate providing transportation, PCHRC staff will evaluate the need for this service against the availability of bus service in the community.

Comment: Residents would like to see a patio installed in the open space to the east of River Ridge.

Response: The PCHRC has considered this in the past, but ruled it out because of accessibility issues and related costs. A patio is being considered on the other side of the building adjoining the dining room, but it is not currently included in the five-year plan.

Comment: A Rapid City Police officer commented that the Police Department has a good working relationship with the PCHRC. He stated that as an officer, he supported PCHRC plans for a lawn irrigation system and exterior upgrades and fencing at PCHRC properties in North Rapid.

Response: The PCHRC will continue to work with the Police Department to provide a secure environment for our residents. The improvements noted by the officer have been retained in the five-year plan.

Comment: Kitchen flooring should be considered at Valley View, Jackson Heights and River Ridge.

Response: Kitchen flooring has been included in the needs assessment for these projects, but it is has not been included in the five-year plan at this time.

Comment: Some minor cracks have appeared in the sheetrock and building exterior, which could be a sign of settling. Has the PCHRC considered having a structural evaluation of the building performed by an engineer?

Response: Staff is aware of this issue and will continue to monitor it. At this time no full scale engineering evaluation of the issue is planned, however if deemed appropriate, professional expertise will be utilized.

Comment: What is the status of the electronic access system, and what will be the policy for issuance of key fobs?

Response: Installation of electronic access systems at Jackson Heights, Valley View and River Ridge is almost complete. Each resident will be issued a key fob, and residents may authorize one additional key fob per unit to be issued. These additional key fobs must be signed out by the authorized recipient. Additional key fobs may be issued to accommodate individuals with disabilities. These Reasonable Accommodation requests will be considered on a case by case basis.

Comment: The exterior of the hallway windows need to be washed at Valley View.

Response: These are non-opening windows and therefore can only be washed by professionals. Due to the cost involved, this is not planned in the coming year.

Comment: Closet doors need to be replaced at Valley View.

Response: This item has been identified in the needs assessment for Valley View however it has not been assigned a high enough priority to be included in the five-year plan. Individual units that need to have doors replaced will be addressed through routine maintenance procedures.

Comment: Are kitchen ranges going to be replaced at Valley View?

Response: The PCHRC has no plans to replace appliances through a project. Ranges will be replaced on an as-needed basis.

Comment: A resident of Valley View stressed the need for adequate applicant screening.

Response: The PCHRC will continue to screen applicants in accordance with its current policies and procedures.

Comment: A resident of Valley View asked if the police department makes patrols of the building at night.

Response: The PCHRC maintains a contract with the Rapid City Police department, which among other things, calls for daily vehicle patrols and weekly foot patrols of PCHRC developments.

Comment: A resident of Valley View asked if the PCHRC has considered having live-in managers.

Response: This has been considered however there are currently no plans to employ live-in managers.

Comment: Detergent vending machines are needed in the laundry rooms at Valley View.

Response: In the absence of more interest from residents in this type of amenity, staff does not feel that the cost of the machines and required maintenance are warranted.

Comment: A resident of Valley View asked if the PCHRC has considered hiring private security to patrol its facilities.

Response: Private security has been considered. The PCHRC elected instead to maintain a contract with the Rapid City Police Department.

Comment: A resident asked why the PCHRC no longer posted a list of residents at each building. Several residents requested that these lists be posted.

Response: The PCHRC discontinued posting resident rosters at its properties after receiving complaints from residents. Concerns over the posting were also raised by the Pennington County Sheriff's office. It was decided that privacy and security issues raised in these complaints should take precedence over the desire to have resident rosters posted.

Comment: Exhaust vents at Jackson Heights need to be cleaned.

Response: This will be included in the operating budget for the coming year.

Comment: The public restroom on fourth floor at Jackson Heights needs to be updated.

Response: This will be evaluated and considered for inclusion in a future budget.

Comment: The PCHRC should seek to obtain additional vouchers for people with disabilities.

Response: This is a listed goal in the PHA Plan.

Comment: The PCHRC should allow individuals with disabilities to live as roommates under the Voucher program.

Response: Individuals with disabilities may request this as a reasonable accommodation in accordance with PCHRC policy. Such request will be considered on a case by case basis.

Comment: The PCHRC should consider adding accessible single family units to its inventory.

Response: The PCHRC recently underwent a complete 504 evaluation of all of its properties. This evaluation identified single family homes that may potentially be feasible to convert to fully accessible units. The PCHRC will further evaluate the feasibility of converting some units, and the need for such conversions.

Comment: Security issues should be examined in family projects, especially the Adams Street Apartments.

Response: Fencing to increase security at the Adams Street Apartments is included in the five-year plan. Additional lighting is also being considered.

Comment: Flooring improvements should be made at the rear entrance of Jackson Heights.

Response: This will be completed using operating funds in the coming year.